

MINUTES
HUNTINGTON BEACH OFFICE OF THE ZONING ADMINISTRATOR
Room B-8 - Civic Center
2000 Main Street
Huntington Beach California

WEDNESDAY, DECEMBER 7, 2005 - 1:30 P.M.

ZONING ADMINISTRATOR: Mary Beth Broeren

STAFF MEMBER: Rami Talleh, Ron Santos, Kathy Schooley (recording secretary)

MINUTES: **NONE**

ORAL COMMUNICATION: **NONE**

ITEM 1: CONDITIONAL USE PERMIT NO. 05-31 (MICHAEL'S ADDITION CONTINUED FROM THE NOVEMBER 30, 2005 MEETING WITH THE PUBLIC HEARING OPEN)

APPLICANT: Gary Belzung, 1218 Scenic View, Spring Branch, TX 78070
PROPERTY OWNER: Huntington Beach No. 1, c/o Watt Family Properties, 2716 Ocean Park Blvd, Ste 3040, Santa Monica, CA 90405
REQUEST: To construct a 5,304 sq. ft. addition to an existing commercial building and reconfigure the existing parking lot by adding 27 parking spaces.
LOCATION: 7600 Edinger Avenue Suite 22 (south side of Edinger Avenue, west of Sher Lane)
PROJECT PLANNER: Rami Talleh

Rami Talleh, Staff Planner, displayed project plans and photographs and stated the purpose, location, zoning, and existing uses of the requested project. Staff presented an overview of the proposed project and the suggested findings and conditions of approval as outlined in the executive summary. Staff stated that the request was continued at the November 30, 2005 Zoning Administrator meeting at the request of the applicant in order to withdraw the Entitlement Plan Amendment application. Staff stated that concern was voiced at the last meeting from a neighboring property owner concerning additional parking along the rear property line.

Staff stated that due to an error, modification to Suggested Condition of Approval No. 2 is recommended to reflect 90 days in order to accommodate removal of the storage containers located at the rear of the building.

Staff recommended approval of the request based upon the suggested findings and subject to the suggested conditions as outlined in the executive summary. Staff stated that the proposed project is in compliance with and exceeds parking as required by code.

Mary Beth Broeren, Zoning Administrator, reviewed the project plans and discussion ensued concerning the proposed dimensions and code requirements.

THE PUBLIC HEARING WAS OPENED.

Gary Belzung, 1218 Scenic View, Spring Branch, TX, applicant, stated appreciation to staff and stated that he was present to answer questions.

Ms. Broeren engaged in discussions with Mr. Belzung concerning locations of the outdoors storage containers and date of their removal.

THERE WERE NO OTHER PERSONS PRESENT TO SPEAK FOR OR AGAINST THE REQUEST AND THE PUBLIC HEARING WAS CLOSED.

CONDITIONAL USE PERMIT NO. 05-31 WAS APPROVED BY THE ZONING ADMINISTRATOR WITH THE FOLLOWING FINDINGS AND MODIFIED CONDITIONS OF APPROVAL. THE ZONING ADMINISTRATOR STATED THAT THE ACTION TAKEN BY THE ZONING ADMINISTRATOR CAN BE APPEALED TO THE PLANNING COMMISSION WITHIN TEN (10) CALENDAR DAYS.

FINDINGS FOR PROJECTS EXEMPT FROM CEQA:

The Zoning Administrator finds that the project will not have any significant effect on the environment and is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to section 15301 of the CEQA Guidelines, because the project involves an addition of up to 50% of the existing floor area (not exceeding 10,000 sq. ft.). The site is provided with all utilities and facilities and is not located in an environmentally sensitive area.

FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 05-31:

1. Conditional Use Permit No. 05-31 for the construction of a 5,304 sq. ft. addition to an existing commercial building and reconfiguration of the existing parking lot by adding 27 parking spaces will not be detrimental to the general welfare of persons working or residing in the vicinity or detrimental to the value of the property and improvements in the neighborhood. The proposed addition will expand an existing retail unit to the rear, into an existing parking area. The addition will maintain a rear yard setback, which is greater than that of the other existing structures on the site (96 ft. compared to 47 ft.). The parking lot re-striping will comply with previous conditions of approval on the site by preserving the existing circulation pattern behind the shopping center and keeping the southerly property line free from parking spaces. Furthermore, the addition will not generate noise, traffic, odor or other impacts at levels inconsistent with the commercial zoning applicable to the subject property.
2. The conditional use permit will be compatible with surrounding uses because the project is proposed on a commercially zoned property along Edinger Avenue, a commercial corridor primarily developed with other commercial developments with similar characteristics including building layout, building height, and setbacks. Furthermore, the abutting residential uses to the south will be adequately screened and separated from the proposed building addition.
3. The proposed conditional use permit will comply with the provisions of the base district and other applicable provisions in Titles 20-25 of the Huntington Beach Zoning and Subdivision Ordinance including setbacks, maximum floor area ratio, building height, and parking.

4. The granting of the conditional use permit will not adversely affect the General Plan. It is consistent with the Land Use Element designation of CR-F2-d (Regional Commercial – 0.50 FAR – Design Overlay). The proposed project is consistent with this designation and the goals and objectives of the City's General Plan as follows:

- LU 10.1 Provide for the continuation of existing and the development of a diversity of retail and service commercial uses that are oriented to the needs of local residences, serve the surrounding region, serve visitors to the City, and capitalize on Huntington Beach's recreational resources.
- LU 10.1.12 Require that Commercial General uses be designed and developed to achieve a high level of quality, distinctive character, and compatibility with existing uses and development including the consideration of incorporation of site landscape, particularly along street frontages and in parking lots.
- ED 2.4.3 Encourage the expansion of the range of goods and services provided in Huntington Beach to accommodate the needs of all residents in Huntington Beach and the market area.

The application allows for the expansion and interior remodel of an existing retail store to accommodate a growing business. The project will provide the opportunity for the subject business to update its interior design and layout and expand its sales area to remain competitive with other business of the same type within the City and surrounding communities. The design of the project will be compatible with other commercial buildings in the area by providing an adequate setback to residential uses to the south.

CONDITIONS OF APPROVAL CONDITIONAL USE PERMIT NO. 05-31:

1. The site plan, floor plans, and elevations received and dated December 1, 2005, shall be the conceptually approved design with the following modifications:
 - a. The screen wall in front of the proposed trash compactor shall be eight ft. tall and painted to match the existing building.
2. The storage containers located at the rear of the building shall be removed within 90 days of this approval unless a conditional use permit for this particular use is reviewed and approved.

INDEMNIFICATION AND HOLD HARMLESS CONDITION:

The owner of the property which is the subject of this project and the project applicant if different from the property owner, and each of their heirs, successors and assigns, shall defend, indemnify and hold harmless the City of Huntington Beach and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, including but not limited to any approval granted by the City Council, Planning Commission, or Design Review Board concerning this project. The City shall promptly notify the applicant of any claim, action or proceeding and should cooperate fully in the defense thereof

ITEM 2: COASTAL DEVELOPMENT PERMIT NO. 05-20 (KAKIMOTO ADDITION)

APPLICANT: Scott Hudgins, 27587 Paseo Segovia, San Juan Capistrano, CA 92675
PROPERTY OWNER: Bill Kakimoto, 16782 Baruna Lane, Huntington Beach, CA 92649
REQUEST: To permit a 454 sq. ft. first and second story addition to an existing two-story single family home. The proposed overall building height is 22'-8"
LOCATION: 16782 Baruna Lane (East side of Baruna Lane north of Davenport Drive)
PROJECT PLANNER: Rami Talleh

Rami Talleh, Staff Planner, requested that this item be continued to the December 14, 2005 meeting in order to properly notice this request.

AS THERE WERE NO PERSONS PRESENT TO SPEAK FOR OR AGAINST THE REQUEST, THE PUBLIC HEARING WAS NOT OPENED.

COASTAL DEVELOPMENT PERMIT NO. 05-20 WAS CONTINUED TO THE DECEMBER 14, 2005 MEETING WITH THE PUBLIC HEARING OPEN.

THE MEETING WAS ADJOURNED AT 1:38 PM BY THE ZONING ADMINISTRATOR TO THE NEXT REGULARLY SCHEDULED MEETING OF THE ZONING ADMINISTRATOR ON WEDNESDAY, DECEMBER 14, 2005 AT 1:30 PM.

Mary Beth Broeren
Zoning Administrator

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